

OPERATING BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):
FUND:

5/20/21
Housing and Planning
Austin Housing Trust Fund

SUBJECT: Approve an ordinance amending the Fiscal Year 2020-2021 Schedule of Fees, Fines, and Other Charges (Ordinance No. 20200812-001) to add revised in-lieu affordable housing fees for residential development for the Downtown Density Bonus Program.

CURRENT YEAR IMPACT: The Downtown Density Bonus in-lieu fees for affordable housing will be revised and added to the Housing and Planning Department's Fee Schedule (Ordinance No. 20200812-002) and removed from Ordinance No. 20130627. The Downtown Density Bonus Program is an optional, incentive-based program, with a variable number of participating projects; as a result, the Housing and Planning Department is projecting a \$0 impact, consistent with their standard revenue forecasting practices for in-lieu fees.

Fee Name	FY 2020-21 Amended
Residential - Rainey Street District	\$5/ Sq. Ft. Bonus Area
Residential properties with CBD Zoning - All Districts other than Rainey Street District	\$12/ Sq. Ft. Bonus Area
Residential Properties with zoning other than CBD - All Districts other than Rainey Street District	\$10/ Sq. Ft. Bonus Area
Commercial Properties with CBD zoning - All Districts	\$18/ Sq. Ft. Bonus Area
Commercial Properties with zoning other than CBD - All Districts	\$12/ Sq. Ft. Bonus Area

FIVE-YEAR IMPACT:

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Total Revenue	0	0	0	0	0
Net Budget Impact	0	0	0	0	0

ANALYSIS / ADDITIONAL INFORMATION:

The Downtown Density Bonus Program was created in 2013 with in-lieu fees for affordable housing calibrated at that time. The in-lieu fees for affordable housing for the Downtown Density Bonus Program were re-calibrated as part of the Land Development Code Revision process by economic consultants based on market conditions in 2019 but have not been adopted. This action would replace the 2013 in-lieu fees for affordable housing with updated in-lieu fees for affordable housing, and move the fees from an ordinance to the Housing and Planning Department's fee schedule.

These fees are intended as interim revisions to the in-lieu affordable housing fees; staff intends to provide an update to the fee-in-lieu analysis before the end of the fiscal year.